

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Program Year 2024 Consolidated Annual Performance and Evaluation Report (CAPER) is the City of Albuquerque's report to the U.S. Department of Housing and Urban Development (HUD) describing the use of federal Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) funds. The CAPER is reporting on the completed second Program Year of the 2023-2027 Consolidated Plan period, covering July 1, 2024 to June 30, 2025.

The City receives CDBG, HOME and ESG funds from HUD on a formula basis annually, and in turn, implements projects and awards funding to nonprofit, for-profit or public organizations for projects in furtherance of the adopted Consolidated Plan. The CDBG, HOME and ESG programs generally provide for a wide range of eligible activities for the benefit of low- and moderate-income Albuquerque residents.

During the Program Year, the City made \$17,448,164.19 available in the Action Plan including \$4,221,830.00 of CDBG funds, \$21,000.00 of CDBG Program Income, \$500,000.00 of Prior Years CDBG funds, \$1,947,445.00 of HOME funds, \$100,000.00 of HOME Program Income, \$1,053,333.94 of Prior Years HOME funds, \$376,019.00 of ESG funds, and other local resources including \$1,729,536.25 of City General Funds and \$7,500,000.00 of Workforce Housing Trust Funds (WHTF). The investment of these resources was a catalyst for positive change in the community. Together with other federal, state and local investments, HUD resources allowed the City and its partners to:

- Provide homebuyer assistance to 41 households (37 CDBG, 4 HOME);
- Provide Tenant-Based Rental Assistance to 61 households (PY 24 – 20, PY 23 - 19, PY 22 - 22);
- Provide Eviction Prevention Assistance to 662 low- to moderate-income persons;
- Provide meals to 2,109 senior citizens;
- Provide quality affordable childcare for 40 children (24 CDBG, 16 GF);
- Provide dental services to 458 persons experiencing homelessness (332 CDBG, 126 GF);
- Provide rapid re-housing assistance to 186 households (15 ESG, 115 GF, 56 CoC);
- Provide overnight shelter to 109 homeless women and children;
- Provide emergency overnight shelter to 4,789 individuals.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Homeownership Opportunities	Affordable Housing Public Housing Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	130	34	26.15%	32	0	0.00%
Affordable Housing Development	Affordable Housing Public Housing Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / ESG: \$ / General Funds: \$ / Local Bonds: \$	Rental units constructed	Household Housing Unit	180	75	41.67%	60	0	0.00%

Affordable Housing Preservation	Affordable Housing Public Housing Non-Homeless Special Needs	CDBG: \$ / General Funds: \$ / Local Bonds: \$	Rental units rehabilitated	Household Housing Unit	150	96	64.00%	70	0	0.00%
Affordable Housing Preservation	Affordable Housing Public Housing Non-Homeless Special Needs	CDBG: \$ / General Funds: \$ / Local Bonds: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
Economic Development Opportunities	Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$ / General Funds: \$ / Local Bonds: \$	Businesses assisted	Businesses Assisted	3	0	0.00%			
Homeless Prevention Programs	Affordable Housing Homeless	CDBG: \$ / HOME: \$ / General Funds: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	662		220	662	300.91%

Homeless Prevention Programs	Affordable Housing Homeless	CDBG: \$ / HOME: \$ / General Funds: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Homeless Prevention Programs	Affordable Housing Homeless	CDBG: \$ / HOME: \$ / General Funds: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	20	18	90.00%			
Homeless Prevention Programs	Affordable Housing Homeless	CDBG: \$ / HOME: \$ / General Funds: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0				
Homeless Prevention Programs	Affordable Housing Homeless	CDBG: \$ / HOME: \$ / General Funds: \$	Homelessness Prevention	Persons Assisted	1750	662	37.83%	0	662	
Homeless Prevention Programs	Affordable Housing Homeless	CDBG: \$ / HOME: \$ / General Funds: \$	Other	Other	85	9	10.59%			
Homeless Services and Programs	Affordable Housing Homeless	ESG: \$ / General Funds: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	12	24.00%	10	0	0.00%

Homeless Services and Programs	Affordable Housing Homeless	ESG: \$ / General Funds: \$	Homeless Person Overnight Shelter	Persons Assisted	3490	0	0.00%	698	0	0.00%
Homeless Services and Programs	Affordable Housing Homeless	ESG: \$ / General Funds: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	2910	0	0.00%	76	0	0.00%
Homeless Services and Programs	Affordable Housing Homeless	ESG: \$ / General Funds: \$	Other	Other	725	0	0.00%			
Program Administration	Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$ / General Funds: \$	Other	Other	1	0	0.00%	1	0	0.00%
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	75000	1	0.00%	0	1	
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		141	0	0.00%
Public Services	Non-Housing Community Development	CDBG: \$ / General Funds: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10525	7581	72.03%	2080	5233	251.59%

Public Services	Non-Housing Community Development	CDBG: \$ / General Funds: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Developing new and maintaining existing affordable housing, both rental and homeownership, was a priority in the 2023-2027 Consolidated Plan and the 2024 Program Year Action Plan. The City also prioritized providing services to meet the needs of households experiencing homelessness and helping them quickly obtain permanent housing, as well as preventing homelessness for low income households. The City made significant progress on its priorities during the Program Year, please see the highlighted progress below.

- 662 low- to moderate-income people received financial assistance to prevent eviction and/or utility shut off (CDBG);

- 498 people experiencing homelessness received services, including dental services and high-quality childcare (CDBG, GF);
- 41 low- to moderate-income homebuyers received direct financial assistance (CDBG, HOME);
- 61 households experiencing homelessness received a HOME TBRA voucher (HOME);
- 186 households received Rapid Re-Housing (ESG, GF, CoC);
- 4,789 people experiencing homelessness received emergency shelter services, including overnight stays, and other services such as meals, communication services and referrals (ESG, GF);
- 103 people received Fair Housing education and advice (GF);
- 1,652 people received housing related legal information (GF); and
- 831 people received brief advice and counsel (GF).

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CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).
91.520(a)

	CDBG	HOME
White	1,373	114
Black or African American	191	13
Asian	93	1
American Indian or American Native	182	5
Native Hawaiian or Other Pacific Islander	13	2
Total	1,852	135
Hispanic	1,106	62
Not Hispanic	746	73

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	0
Asian or Asian American	0
Black, African American, or African	0
Hispanic/Latina/e/o	0
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	0
Multiracial	0
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
Total	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	4,742,830	
HOME	public - federal	3,100,779	
ESG	public - federal	376,019	
Other	public - local	9,229,536	

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide Investment	100		

Table 4 – Identify the geographic distribution and location of investments

Narrative

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	
2. Match contributed during current Federal fiscal year	
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	
4. Match liability for current Federal fiscal year	
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	

Table 5 – Fiscal Year Summary - HOME Match Report

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Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Dollar Amount						

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired						
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

Table 10 – Relocation and Real Property Acquisition

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CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	20	0
Number of Non-Homeless households to be provided affordable housing units	162	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	182	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	20	0
Number of households supported through The Production of New Units	60	0
Number of households supported through Rehab of Existing Units	70	0
Number of households supported through Acquisition of Existing Units	32	0
Total	182	0

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Discuss how these outcomes will impact future annual action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 13 – Number of Households Served

Narrative Information

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CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Albuquerque conducts a biannual unsheltered Point-in-Time (PIT) Count to identify unsheltered persons in Albuquerque. These unsheltered persons are provided with the opportunity to be assessed and referred for services. The City and its contractor, the New Mexico Coalition to End Homelessness (NMCEH), conducted an unsheltered PIT Count at the end of January with the assistance of homeless and outreach providers and community volunteers. The PIT Count consists of a 3-to-5-minute survey asking unsheltered people where they stayed on January 22, 2025, how long had it been since they had stable housing and for their demographic information. In addition, the survey asked if they had stayed at the City's Westside Emergency Housing Center (WEHC).

The City provided outreach services to unsheltered persons in Albuquerque by funding two outreach programs, ABQ Street Connect and Outreach Services, which are operated by two local non-profit organizations. ABQ Street Connect provides trauma informed outreach services provided by a team consisting of an outreach worker, case manager and a clinician, in order to engage the most vulnerable unsheltered people in the downtown core into necessary community resources and supportive services and connect them to stable housing. Outreach provides outreach services for individuals experiencing homelessness who have mental health and/or substance abuse issues; provide information on how to link to housing and behavioral health services, and offers information on public health prevention, as evidenced by outreach team service logs. During PY 24 the City continued its efforts to provide outreach services to the unsheltered through the Albuquerque Community Safety (ACS) Department. The purpose of ACS outreach is to provide services to those who are having behavioral health crises and other crises that can be resolved without 911 involvement. In PY 24 the City also funded a Public Outreach Program through the Solid Waste Department. The Public Outreach Program team provides outreach to people in encampments. The people that they encounter during outreach are offered food, clothing and hygiene items as well as the opportunity to get connected to housing or shelter, and supportive services.

During outreach the City offers unsheltered persons the opportunity to be assessed using a coordinated assessment, the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT), in order to prioritize housing and supportive services for those who are the most vulnerable. Veterans experiencing homelessness are referred to the HUD Veterans Administration Supportive Housing (VASH) and Supportive Services for Veterans Families (SSVF) programs. The chronically homeless are referred to the City's Continuum of Care (CoC) Rental Assistance Programs, using the Coordinated Entry System (CES). The City continued funding three outreach programs that coordinated and provided outreach services.

Addressing the emergency shelter and transitional housing needs of homeless persons

During Program Year 2024, the City used its ESG funds to support five projects essential to ensuring the accessibility and sustainability of the City's Emergency Homeless Intervention System. Two of the projects supported focused on the provision of emergency shelter and shelter services, one project was targeted at rapid re-housing for women and women with children, one project supported the Homeless Management Information System (HMIS) for data reporting, and one of the projects provided trauma informed outreach in order to engage the most vulnerable unsheltered people in the downtown. Of the emergency shelter projects, one worked specifically with women and women with children and one specifically with men. Monies for all these projects were leveraged with City General Funds.

Additionally, during the program year, the City coordinated its overall homeless prevention and intervention strategies with the CoC to ensure that all federal funds are used as effectively as possible. Therefore, while the City used the majority of its ESG funds to support emergency shelter operations and shelter services, the CoC provided funding to support transitional housing, permanent supportive housing, and rapid-rehousing projects to the City's homeless populations.

In addition, the City used its General Funds to provide motel vouchers to families and individuals who were waiting to get permanently housed and be connected to supportive services and/or their circumstances prevented them from staying at the City's emergency shelters.

In PY 2024, the WEHC continued to be a year-round shelter and was open 24 hours Monday through Sunday. In addition to providing overnight shelter, WEHC provides medical and health services, case management and other supportive services in order to connect shelter residents to stable housing. The WEHC has partnered with non-profits and other organizations to provide supportive housing to WEHC residents for those who are assessed to be ready to transition from shelter to housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Homeless prevention programs are a priority need in the City's 2023-2027 Consolidated Plan. Therefore, during Program Year 2024, the Eviction Prevention (EPP) Program continued to be implemented through the City's Health & Social Services Centers. The EPP Program utilized CDBG funds to address and assist in the prevention of homelessness. The Eviction Prevention Program provided low- to moderate-income

households' emergency rental and/or utility assistance. CDBG funds allowed the Program to assist a total of 662 low- to moderate income persons. The four Health and Social Service Centers, located in each four quadrants of the Metro area, also provided food assistance, clothing, diapers and other baby needs, as well as referrals to community resources.

During the Program Year, the City continued to collaborate with Bernalillo County to provide permanent supportive housing with wraparound services to individuals who identified as homeless or precariously housed who were diagnosed with mental illness and/or co-occurring disorders who were exiting from the Bernalillo County Metropolitan Detention Center or have other criminal justice involvement. The project served 35 individuals. Additionally, the City and Bernalillo County are formalizing efforts to establish a Forensic Assertive Community Treatment in Bernalillo County to expand mental health care supports for individuals who have criminal justice involvement, service provision is expected to begin in 2026. Additionally, the City along with Bernalillo County established a closed loop referral system to improve access to care and are continuing to onboard community-based providers to expand the network.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In Program Year 2024, the City's CoC provided permanent supportive housing to chronically homeless individuals and families, which included veterans and their families, and unaccompanied youth through its Rental Assistance projects. The unaccompanied youth served through its Rental Assistance Projects were not persons as defined under Category 3 of being at risk of homelessness. The unaccompanied youth served were unstably housed and likely to continue in that state without assistance from the Rental Assistance Program. The CoC and ESG grants also assisted homeless individuals and families with children to rapidly transition to permanent affordable housing through its Rapid Re-housing projects. The City's permanent supportive housing and rapid rehousing programs use the Coordinated Entry System for prioritization and utilize the Housing First model.

During the Program Year, the City continued to work in collaboration with the Veterans Administration, New Mexico Veterans Integration Center, Goodwill Industries, the Albuquerque Housing Authority (AHA) and Bernalillo County Housing Authority to provide permanent, affordable housing and supportive services to veterans experiencing homelessness and their families through the VASH and SSVF programs. Also, through the Albuquerque Heading Home homeless program and other City funded permanent supportive housing projects, the City prioritized permanent housing and supportive services to those who were the most medically vulnerable and/or chronically homeless as well as veterans

experiencing homelessness who did not qualify for VASH, SSVF and other VA services. The City continued to fund two ACT programs which provide intensive case management and therapeutic services to persons with severe and persistent mental illness with serious functional impairment, who otherwise would not have improved functioning through traditional services. The City also provided transitional housing to homeless individuals who are victims of human trafficking with transitioning to permanent housing and independent living through its CoC Transitional Housing grant.

The City also funded three (3) rapid re-housing and six (6) permanent supportive housing projects that focused on providing rental assistance and case management services to youth and families experiencing homelessness. These projects worked to provide rental assistance and case management services to families and individuals that were staying at the City's Gateway Family. Family Gateway provided families with housing vouchers, case management and other supportive services.

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CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Actions taken to provide assistance to troubled PHAs

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CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City addressed the negative effects of public policies that serve as barriers to affordable housing in its 2023–2027 Consolidated Plan. This included setting goals such as: increasing the number of affordable rental housing units, preserving existing affordable housing units, increasing homeownership opportunities, and increasing fair housing education and awareness. The City's efforts during the Program Year continued to focus on expanding affordable housing through development and/or rehabilitation, preservation of existing affordable housing, affordable homeownership opportunities, and expanding housing opportunities for at risk populations (persons with disabilities, victims of domestic violence, seniors, homeless, extremely low-income households).

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City continued addressing obstacles in meeting needs of the underserved during Program Year 2024. The needs of the underserved are being addressed through the means discussed below.

The first way underserved needs were addressed is through the development of affordable housing with the City's Workforce Housing Trust Fund (WHTF). WHTF is funded through the General Obligation (GO) Bond and is voted on every two years by city of Albuquerque residents.

Next, the Affordable Housing Committee continued to advocate on the importance of affordable housing in the city and make recommendations regarding the City's affordable housing policies.

The Homeless Coordinating Council (HCC), comprised of City, County, VA New Mexico Health Care and University of New Mexico representatives, worked on implementing strategies that increase and protect the supply of safe, decent affordable rental housing for very low-income people. The HCC meets monthly working towards expanding and strengthening services and permanent affordable housing for people experiencing homelessness. More information on the HCC can be found at: <https://bernalillocountynm.igmp2.com/Citizens/Board/1128-Homeless-Coordinating-Council> .

The Housing, Neighborhood and Economic Development Fund (HNEDF) Committee was another way the City addressed needs of the underserved. This committee focuses on neighborhoods that were designated by the City as the "Pocket of Poverty". These neighborhoods are eligible to receive special housing and economic development funding.

Additionally, the City and County continued to collaborate on goals and activities to help mentally ill

individuals access services because many are experiencing homelessness, services include safe and decent housing. These services were made possible by utilizing a gross receipts tax to help mentally ill individuals.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City follows federal regulations to reduce lead-based paint when necessary. As required, housing rehabilitation activities undertaken by the City, its subrecipients or contractors include appropriate tests for lead based paint on homes built prior to 1978. All HOME and CDBG rehabilitation projects require a signed lead-based paint disclosure by the tenant for units built prior to 1978. For Tenant-Based Rental Assistance (TBRA) provided under the HOME program, visual assessment is conducted as part of initial inspections and also during regular inspections on all units constructed prior to 1978. Enlace implemented the only newly funded TBRA project in Program Year 2024 that required a signed lead-based paint disclosure form. As in previous years, Enlace received guidance from the City on lead-based paint federal regulations. City staff and its partners that administer the Mortgage Reduction Assistance Program and the Tenant Based Rental Assistance Program were certified in lead-based paint visual assessments. During annual monitoring of supportive housing activities funded with ESG, if the unit was built before 1978, the client file is checked to ensure that it contains a Certificate of Lead Based Paint. The ESG funding for emergency shelter services is for operational purposes and does not involve renovation, repair or painting activities.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

During the 2024 Program Year, the City continued efforts on improving the lives of families living in poverty by ensuring access to quality affordable childcare for families experiencing homelessness, dental services for persons experiencing homelessness and nutritious meals for low-to moderate-income elderly persons with food insecurity. The Eviction Prevention Program remained a critical need during the Program Year. The City assisted low- to moderate-income individuals and families to remain stably housed through the program funded with CDBG funds. The City also addressed the emergency shelter needs of individuals and families experiencing homelessness through the Motel Vouchers Programs, funded with City General funds.

The Rapid Rehousing and TBRA Programs continued to assist those most in need, as well as providing case management and the stability that is needed to move forward. These Programs ensure that individuals and families have a decent, affordable place to call home as a critical first step to reducing the number of poverty-level families in the city. Once housed in affordable units, individuals and families have the stability necessary to focus on other needs such as acquiring new skills needed for employment and connecting with mainstream services.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

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CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Department of Health, Housing & Homelessness (HHH), Community Development Division (CD) adheres to the Project Monitoring Requirements as stipulated in the Administrative Requirements for Contracts Awarded under the City of Albuquerque. Monitoring is conducted on an annual basis, whether it is a limited or comprehensive monitoring, as determined by the completion of the Risk Assessment Tool. Program staff conducts scheduled on-site monitoring visits with subrecipient and or subcontractor staff.

As soon as it is practicable following the conclusion of a monitoring visit, but no later than 30 days after, a detailed report of conclusions, findings, concerns and recommendations for corrective actions, if any, are provided by HHH to the director and governing board of the organization. When required a written response from the organization, signed by an authorized board official and approved by the governing board, shall be submitted to HHH. Community Development has a policy that all CDBG and HOME contracts will go through a Compliance Review prior to the approval of the first draw of funds. The Compliance Review consists of a brief on-site monitoring review to determine whether or not the organization is in compliance with the terms of the contract, as well as local and federal regulations. Ongoing monitoring of an agency's performance is also done during review of quarterly reports. Quarterly reports are reviewed thoroughly to ensure agencies are on track to meet goals and are in compliance with the contract and all applicable regulations, including minority business outreach and comprehensive planning requirements.

An ESG Risk Assessment is completed prior to the award of an ESG contract. ESG subrecipients are monitored annually. Annual monitoring for ESG subrecipients is conducted in the same manner as noted above for CDBG and HOME subrecipients. The City reviews its ESG Policies and Procedures, including monitoring, annually and updates it as needed. City staff follows these policies and procedures when monitoring its ESG subrecipients.

Long-Term Compliance monitoring is scheduled annually; a system has been developed by staff to utilize the Long-Term Compliance Risk Assessment Tool to ensure that contracts/projects that are in long-term compliance are monitored regularly. Long-Term Compliance monitoring is done to ensure compliance as set forth in the Restrictive Covenants on contracts/projects, it also includes Housing Quality Standards (HQS) Inspections, if necessary. Those contracts/projects in Long-Term Compliance must be monitored annually; the monitoring can be a limited or comprehensive review. Completed Public Facilities contracts/projects are included in long term compliance monitoring for a minimum of five years.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

In accordance with the City's adopted Citizen Participation Plan, a public notice was published in the Albuquerque Journal on August 26, 2025. The public notice was also posted on the City website, as well as City Community Centers, Senior Centers, Health & Social Service Centers and the Albuquerque Housing Authority. The advertisement notified the public of the public hearing to report on the City's performance during Program Year 2024 and the availability of the Consolidated Annual Performance and Evaluation Report (CAPER) for a 15-day public review and comment period. Language interpreters were available upon prior request for the hearing, as well as assistance for those individuals with disabilities who required assistance to benefit from the hearing. See Appendix A for the published public notice.

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CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The 2024 Program Year was the second year of the five-year Consolidated Plan period 2023-2027. Program objectives were implemented during the 2024 Program Year as a result of priorities from the 2023-2027 Consolidated Plan and the Assessment of Fair Housing. These priorities were a result of conditions in the City that focused on addressing the most critical housing, community and economic needs, particularly for the at-risk low- and moderate-income populations.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

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CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Inspections are conducted annually on the following HOME projects/activities. During the 2024 Program Year units that were required to be inspected based off of the Risk Assessment score were inspected.

Casa Grande/El Vado was funded with \$1,900,000.00 in HOME funds. The development contains 21 total affordable units, 11 of which are designated as HOME units. In Program Year 24, five HOME designated units were inspected and passed initial inspection.

The Edward Romero Terrace Project, a senior affordable housing project, was funded with \$800,000 in HOME funds. The project contains 40 units, with 11 HOME designated units. During monitoring in PY 24, 4 HOME designated units were inspected. All units inspected passed initial inspection.

Luminaria is a 92-unit senior development that was funded with \$3,248,123 in HOME funds. The 92-unit development contains 77 affordable units. For PY 2024 monitoring, 8 units were inspected, 4 of which were HOME designated units. At initial inspection 5 units passed and 3 units failed. Unit #118 failed because the kitchen faucet was not working properly. Units #125 had a broken door in the kitchen and caulking missing in shower. Unit #302 had an egress blocked in a bedroom. All failed items were corrected and findings cleared.

Plaza Feliz, funded with \$1,850,000 in HOME funds, is a 66-unit Affordable Housing Project. Of the 66 units, 55 are affordable units, of which 10 are designated HOME units. In Program Year 24, 6 units were inspected and 6 passed initial inspection. Four of the units inspected were HOME designated units.

Cuatro, a senior housing project, was funded with \$2,416,000 in HOME funds. The Project contains 55 affordable units, of which 11 are HOME designated units. During Program Year 24, six inspections were conducted and all 6 passed initial inspection. Of the 6 units inspected, 4 were HOME designated units.

Inca Street Development is a 12-unit affordable housing rehabilitation project that was funded with \$2,400,000 in HOME funds. All 12 affordable units are designated as HOME units. During the Program Year 4 units were inspected. Upon initial inspection 3 units passed and 1 unit failed. Unit 3701 C failed due to the following items: kitchen window did not open, dishwasher did not work, oven light did not work, refrigerator light did not work, large crack in the bathtub and rotted baseboards in the bathroom. All failed items, except the cracked bathtub, were corrected and findings cleared. Property was transferred back to the City and City property management staff have been notified of issue in unit. The

unit will be reinspected during next program year's monitoring visit.

PAH! Hiland Plaza was funded with HOME funds in the amount of \$3,586,842.65 for the development of a 92-unit rental housing project. Of the 92 total units, 75 are affordable, of which 19 are designated HOME units. During Program Year 2024, 15 inspections were conducted of which 4 were HOME designated units. All 15 units inspected passed initial inspection.

NewLife Homes III was funded with \$46,647 in HOME funds and contains 15 affordable units, with 1 designated HOME unit. Four (4) units were inspected and passed initial inspection. NewLife Homes IV contains 48 affordable units, of which 3 are designated HOME units, and was funded with \$200,000 in HOME funds. There were 5 units inspected during PY 2024, 2 of which were HOME designated units. All 5 units passed initial inspection.

Inspections Narrative Continued

Sleepy Hollow Affordable Rental Housing Development was funded with \$1,078,802 in HOME funds. The project contains 10 units, all of which are HOME units. During the 2024 Program Year, inspections were conducted on 4 units. Three passed initial inspection and one (1) failed. Unit #1 failed due to the heating unit not working consistently. The failed item was corrected and finding cleared. The Phoenix Affordable Rental Housing Development was funded with \$186,246 in HOME funds, as part of the Neighborhood Stabilization Program (NSP) and contains 32 units. Of the 32 units in the Phoenix, 4 are designated as HOME units. During PY 2024, 4 units were inspected and all 4 units passed initial inspection. Casitas De Colores, a 71-unit mixed affordable rental housing development, was funded with \$1,500,00 in HOME funds. The development contains 49 affordable units, 8 of which are HOME designated units. Nine units were inspected during the program year of which 4 were designated HOME units. All 9 units passed initial inspection. The Madera Crossing Affordable Housing Development was funded with \$2,200,000 in HOME funds. The project contains 57 units of which 23 are affordable HOME designated units. During Program Year 2024, three units were inspected, and all passed initial inspection. Villa De San Felipe Apartments was funded with \$250,000 in HOME funds. There are 160 apartments on site, of which 4 are HOME designated units. During PY 24 the 4 HOME units were inspected. Upon initial inspection 2 units passed and 2 failed. Unit C113 failed because the smoke detector had been removed. Unit A261 failed because the electrical outlet in the bathroom did not work properly and the bedroom ceiling contained a mold like substance. The failed items in the units were corrected and findings cleared. During Program Year 2022, Enlace received \$536,372.55 in HOME funds to provide 24 TBRA vouchers. Enlace was able to provide 22 TBRA vouchers during that Program Year. In PY 23 Enlace again received \$536,372.55 in HOME funds to provide 20 TBRA vouchers. There were 19 TBRA vouchers provided during PY 23. In Program Year 2024 Enlace received \$536,372.55 in HOME funds to provide 20 TBRA vouchers and 20 vouchers were provided. Enlace serves survivors of domestic violence, therefore, for the safety of their clients annual HQS inspections are not done by City staff, but done by staff of Enlace. Enlace conducts move-in inspections and annual inspections on all units funded with HOME.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The Department of Health, Housing & Homelessness assesses the affirmative marketing actions on a project-by-project basis, which occurs at the time of application. The HUD Affirmative Fair Housing Marketing Plan (HUD - 935.2A or HUD - 935.2B) must be submitted as part of the application. The Plan is evaluated by staff to ensure that the developer has taken affirmative fair housing into consideration and has incorporated such into its marketing plan. The affirmative marketing plan is maintained in the project files to be verified after construction has been completed and all of the units in the project are leased or sold. As part of the long-term compliance monitoring, when an onsite inspection is conducted the monitoring assesses how the project is complying with the affirmative marketing plan that was submitted with the initial application.

The HOME funds used for TBRA are targeted to specific populations, therefore are not marketed to the general low-income population.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

During Program Year 2024, the City continued efforts to foster and maintain affordable housing by engaging in activities to preserve or expand affordable housing opportunities. These activities included the release of Requests for Proposals (RFP's) for HOME funds in the amount of \$2,769,209.00 and WHTF and State Legislative funding in the amount of \$9,456,656.00 for the development of multi-family rental housing, as well as the activities discussed below.

Tenant Based Rental Assistance (TBRA) – Multi-Year Contracts

Enlace was allocated \$536,372.55 in HOME and HOME Match funding to provide TBRA assistance during Program Year 2024. In addition to the 2024 allocation, Enlace continued to implement the TBRA Programs from program years 2023 and 2022. The contracts from the three (3) program years assisted a total of 61 households with rental assistance, 20 of those households were newly assisted during PY 2024.

Homewise - Mortgage Reduction Assistance Program

CDBG funds in the amount of \$1,440,000.00 were awarded to Homewise to provide mortgage reduction

assistance to income qualified households. Thirty-seven income qualified households were assisted during Program Year 2024.

Sawmill Community Land Trust - Mortgage Reduction Assistance Program

Sawmill was awarded \$600,000.00 in PY 2022 HOME funds to provide mortgage reduction assistance to income qualified households. During PY 24, an additional 4 households were assisted with the purchase of an affordable home, bringing the contract total to 10.

Farolito – Under Construction

Sol Housing was awarded \$4,187,152.00 in HOME funds as well as \$3,000,000.00 in State ARPA for the development of an 82-unit senior affordable housing project in Program Year 2022. Construction was ongoing during Program year 2024. The development is expected to be completed during PY 2025.

Somos – Under Construction

In Program Year 2023, Sol Housing was awarded \$2,409,978.54 in HOME funds and \$1,000,000.00 in State ARPA funds for a 70-unit housing development. During PY 2024 an additional \$2,769,209.00 in HOME funds was awarded to reinstate previous project amenities that were value engineered out of the original project budget as a result of rising construction costs. The development will contain 59 affordable units. Construction began at the end of PY 2024 and is expected to be completed during Program Year 2026.

West Mesa Ridge - Funding Awarded

During PY 2023, YES Housing, Inc. was awarded Housing Forward GRT funding in the amount of \$8,000,000.00 for the construction of an affordable 128-unit development. During the 2024 Program Year, YES Housing was performing due diligence for project financing and pre-development activities. Construction is due to begin during Program Year 2025.

Public Housing Preservation – Contract Ended Program Year 2024

AHA was awarded \$1,000,000.00 in PY 2023 CDBG funds for the replacement of building elements in public housing units. This preservation included replacing flooring, cabinetry (kitchen and bath), windows, doors, rain gutters, furnaces and water heaters. The contract was extended through December 31, 2024. At the end of the time of performance, 76 units had completed renovations, benefitting 209 people residing in those units.

Calle Cuarta Project – Under Construction

YES Housing, Inc. was awarded \$3,500,000.00 in PY 20 WHTF's to develop the Calle Cuarta Project. As with other recent housing development projects, additional funding was needed for Calle Cuarta.

Therefore, an additional \$2,017,005.00 of Pass-Through Grant Funds from the State of New Mexico was allocated to the Project, in order to reinstate previous project amenities that were value engineered out of the original project budget as a result of rising construction costs. Calle Cuarta will be a mixed-use, mixed income development, containing 61 rental units, all of which will be affordable. Construction began during 2023, continued during PY 24 and is expected to be completed in September of 2025.

Casitas del Camino Project – Pending Closing

AHA was awarded \$3,500,000.00 in PY 22 WHTF's for the rehabilitation and new construction of an 88 affordable unit development. To supplement original funding, an additional \$2,000,000.00 of State Capital Outlay funding was allocated to the Project in order to reinstate previous project amenities that were value engineered out of the original budget due to rising construction costs. Closing on the development was pending through PY 2024. Closing is scheduled for September 2025, with construction to begin after that.

Route 66 Flats – Under Construction

High Desert Housing was awarded \$1,701,335.00 in WHTF for the development of a 47-unit permanent supportive housing project. During Program Year 2024, the development was under construction. The development is expected to be completed in December of 2025.

Maintain Affordable Housing Narrative Continued

Los Altos Lofts - Phase II Construction Completed

The SureStay Hotel was purchased utilizing CDBG-CV and State ARPA funds for the purpose of renovating the hotel into apartment units/lofts. The Los Altos Lofts project received \$6,000,000.00 in Housing Forward GO Bond funding for the renovation. The project will contain a total of 90 units. Phase I of the renovation was completed during PY 2023, which contained 49 units. Phase II, containing 51 units was completed during Program Year 2024.

Sawmill Preservation – Contract Ended Program Year 2023 (Will monitor until sale of all 7 homes)

Sawmill Community Land Trust was loaned \$1,625,000.00 in WHTF to acquire 7 single family homes on the land trust. The homes will be rehabilitated/renovated and sold to income qualified homebuyers. At the end of Program Year 2024 all 7 homes had been acquired and a total of 4 (2 during PY 23 and 2 during PY 24) have been rehabilitated and sold to income qualified homebuyers.

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CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	11	0	0	0	0
Total Labor Hours	120,835				
Total Section 3 Worker Hours	4,184				
Total Targeted Section 3 Worker Hours	4,184				

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	3				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	2				
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	2				
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.	1				
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.	2				
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.	4				
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

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